

## PURPOSE

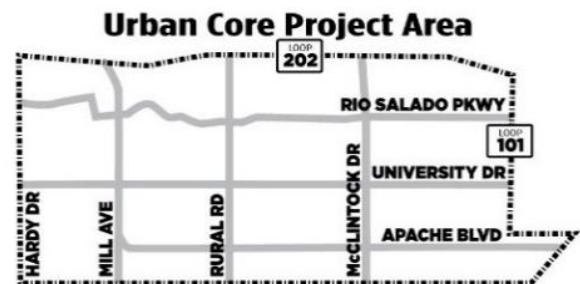
Guide development in Tempe's Urban Core for the next 20+ years to:

### PROMOTE

- Continued progress
- Smart/strategic growth
- Consistency/predictability
- Cohesive design
- High quality design and materials
- Outdoor gathering space
- Affordable/workforce housing
- Sustainability
- Maintaining character of downtown/ Mill Avenue
- Preserving historic buildings and resources
- Public transit use, biking and walking
- Strong, diverse tax base
- Appropriate transitions between new development and adjacent neighborhoods

### DISCOURAGE & MITIGATE

- Unpredictable development pattern
- Lower quality design and materials
- Single-occupant vehicle use
- Traffic intensification caused by new development
- Disjointed development
- Demolishing/razing historic buildings



### **Urban Core = 15% of Tempe**

*Approx. 6.15 square miles bounded by Loop 202, Union Pacific RR tracks, Hardy Drive and Loop 101/Tempe Canal*

### **Urban Code District = 3% of Tempe**

*Approx. 947 acres within the UCMP area, along existing light rail and new Streetcar routes*

## ELEMENTS

### URBAN CODE DISTRICT (UCD)

- Opt-in district that builds on existing Transportation Overlay District (TOD)
- Updated land-use regulations and design standards near light rail and streetcar routes
- Promotes economic development, active street-level environment, and bicycle/pedestrian environments







### DEVELOPMENT BONUS PROGRAM (DBP)

- Voluntary program within UCD
- Allows developers to add housing units or commercial space in exchange for providing community benefits (affordable/workforce housing, sustainability elements, outdoor gathering space, preservation of historic resources)

### URBAN CORE MASTER PLAN (UCMP)

- Provides guidance on building heights, density, sustainability, historic preservation, neighborhood character, connectivity and more
- Makes policy recommendations on where to locate different heights for buildings; recommends design/planning guidelines for new development proposals
- Emphasizes sustainability, walkability and connectivity

*Side-by-side comparisons between current base zoning, UCD, DBP and UCMP*

	CURRENT BASE ZONING	URBAN CODE DISTRICT (UCD)	DEVELOPMENT BONUS PROGRAM (DBP)	URBAN CORE MASTER PLAN (UCMP)
WHERE	Everywhere	Near light rail and streetcar	Within UCD	Designated UCMP Areas
CITY CODE	Yes	Yes	Yes	Policy/Negotiation
HOW	By right	Opt-in	Voluntary – in exchange for community benefits	Development Agreement/ Council Action
MAX HEIGHT UC1*	50-100'	125'	160'	161-250'+ (Negotiated)
CONSTRUCTION MATERIAL	Type 5 (Wood Frame)	Type 1 (Concrete & Steel)	Type 1 (Concrete & Steel)	Type 1 (Concrete & Steel)
EXAMPLES	<p>Hayden Square Condos (approx. 50')</p> 	<p>The Local (118')</p> 	<p>Hilton Canopy (160')</p>  <p>Hilo (136')</p> 	<p>Mirabella (250')</p>  <p>The Watermark (281')</p> 

\*Maximum heights vary by zone; heights provided here are UC1.